



## HISTORIC LANDMARK BUILDING, SEATTLE LABOR TEMPLE

Landmarks Preservation Board - Certificate of Approval  
January 29, 2021





## HISTORIC PHOTO OF THE NORTH LABOR TEMPLE BUILDING







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## PROJECT INFO

Name: Seattle Labor Temple - North Building  
Address: 2800 1st Ave. Seattle, WA 98121 (soon to be 2816 1st Ave).  
Dates of Construction, 1942, 1946, 1955  
SCDI Project Number: 6818010-CN

## HISTORICAL ORDINANCE #123345

An ordinance relating to historic preservation, imposing controls upon the Seattle Labor Temple, a landmark designated by the Landmarks Preservation Board under Chapter 25.12 of the Seattle Municipal Code, and adding it to the Table of Historical Landmarks contained in the Chapter 25.32 of the Seattle Municipal Code.

## LEGAL DESCRIPTION

The Seattle Labor Temple is located on the property legally described as: Lots 1-2, Block 16, Bell & Denny's 1st Addition, as per plat recorded in Volume C of Deeds, Page 52, records of King County; Situate in the City of Seattle, County of King, State of Washington.

## HISTORIC DESIGNATION

Pursuant to SMC 25.12.660.A.2, the following specific features and/or characteristics of the Seattle Labor Temple are designated:

1. The exterior of the improvement (the building).
2. The interior lobby space
3. The parcel of property legally described above, located at 2800 First Avenue in Seattle, on which the improvement is located

## CHARACTERISTICS DESIGNATION

The designation was made because the Seattle Labor Temple has significant character, interest or value as part of the development, heritage or cultural characteristics of the City, state or nation, it has integrity of the ability to convey its significance, and because it satisfies the following from Section 25.12.350:

1. It is associated in a significant way with a significant aspect of the cultural, political, or economic heritage of the community, city, state or nation (SMC 25.12.350.C).
2. It embodies the distinctive visible characteristics of an architectural style, or period, or of a method of construction (SMC 25.12.350.D).

## EXTERIOR APPEARANCE

This building is primarily reinforced concrete construction and clad with buff-colored brick. It has clean lines, with the primary ornamentation being the large windows with spandrels of aqua-colored Terra Cotta tile, as shown in the adjacent photo below. The first story windows are 12-light steel sash, with the second and third stories having smaller 9-light windows. The facade is two stories in height. It has a grand entry bay with three recessed bays, each edged with aqua Terra Cotta and with a set of metal doors. Above each entry is a Terra Cotta panel with a large light fixture, with tall windows above lighting the lobby.







## INTRODUCTION

The Seattle Labor Temple is currently vacant and unoccupied. This project will renovate the North Labor Temple building with a change of use to a church.

Downtown Cornerstone Church (DCC) has recently purchased the North Building of the Labor Temple Building. The approach of the renovation balances design decisions that respect the integrity of the historic designation of this landmark building, while respectfully modernizing the interior aesthetic for the church but secondly bringing the facility into conformance with current building codes.

An earlier Certificate of Approval has been issued to replace the windows in the building. This application for Certificate of Approval is for the following proposed modifications to the building and is submitted in concurrence with SCDI Project Number: 6818010:CN:

## PROPOSED WORK

1. Maintain existing entry doors at the main entry along 1st ave. These doors have been highlighted as doors 1,2 & 3 in this document. An ADA bush button will be added to door #3.
2. The southwest entry alcove (door #9) will be modified to accommodate circulation around the proposed elevator and new stair core.
3. Both stairwells along the alley at the east elevation will be modified. Door #10 will be removed to reduce the overall width of the stairwell and closed in from the interior and exterior. The second stairwell associated with door #12 and 13 will be demolished. The door alcove will be removed and the wall in-filled with brick to match the existing brick coursing and color.
4. Renovate and enlarge the First Avenue entry lobby to make it a central hub for the new church. and replacement of concealed light fixtures while at the same time provide walk off carpet over the existing terrazo finish.
5. Existing mechanical units to be demolished and new roof top units will be installed with mechanical screens.
6. Roof ladder connecting the two roofs is to be added.
7. The upper roof level will be renovated on the south end of the building to construct the elevator shaft.
8. Exterior wall unreinforced masonry parapets will be structurally reinforced where occurs from the back side of the parapet to conceal the structural bracing.
9. A new roof membrane and roof insulation will be installed after these critical life safety and code required improvements are completed.
10. Repairs will be made to the entry decorative elements, to restore ceramic tiles that have been damaged and roughly patched. The work intends to restore the surface to look seamless and as originally intended.





## EXISTING WEST FACADE







# EXISTING MAIN ENTRY DECORATIVE DETAILS

RESTORE DAMAGED TILE

RESTORE DAMAGED TILE



RESTORE DAMAGED TILE

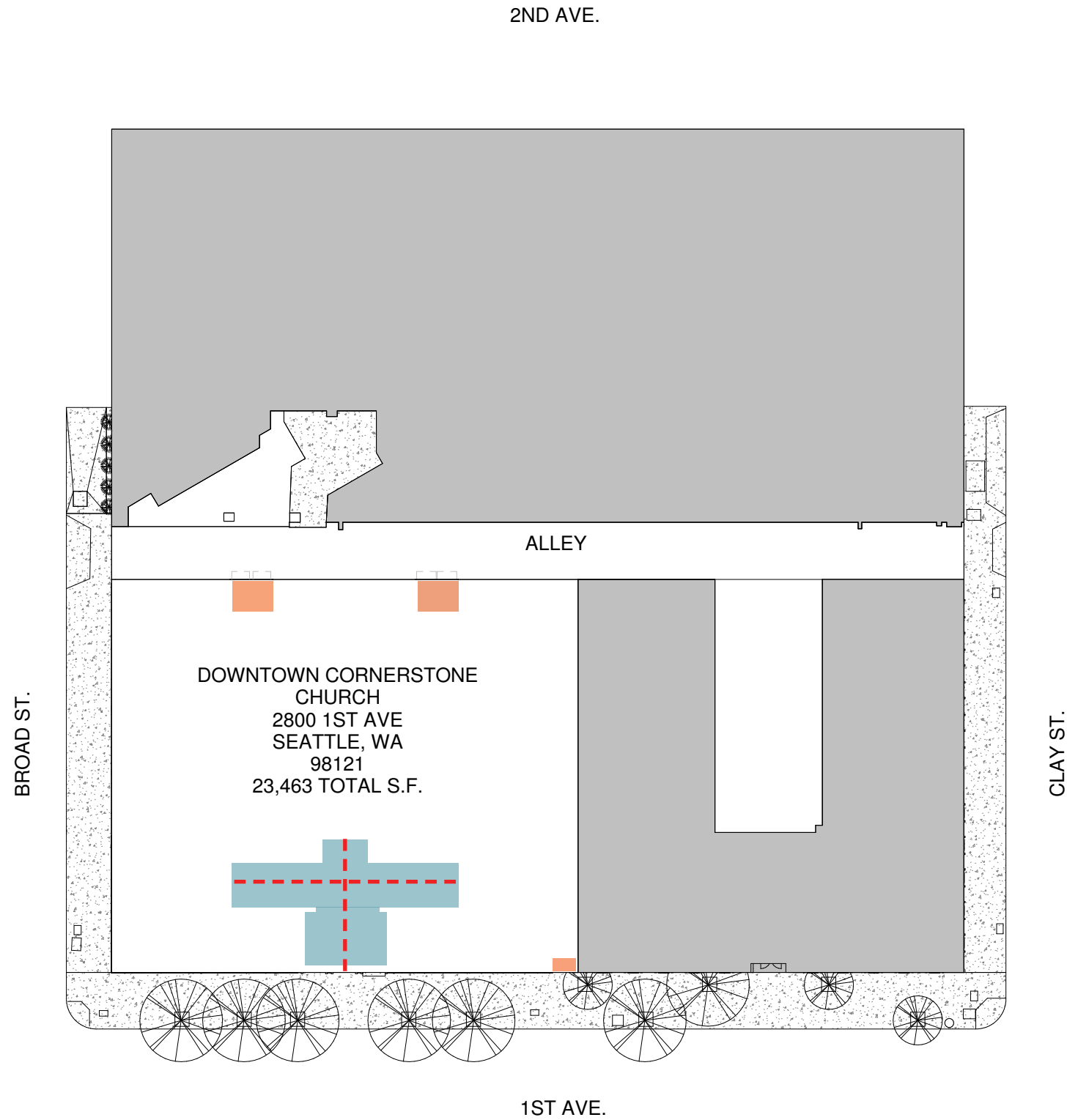
RESTORE DAMAGED TILE

RESTORE DAMAGED TILE





# EXISTING SITE PLAN MODIFICATIONS TO HISTORIC DESIGNATIONS



## EXTERIOR MODIFICATIONS

LOCATIONS OF MODIFICATIONS TO EXISTING EXTERIOR OPENINGS

## INTERIOR MODIFICATIONS

EXISTING T-SHAPED VESTIBULE AND LOBBY WITH A CENTRAL AXIS TO THE MAIN MEETING HALL

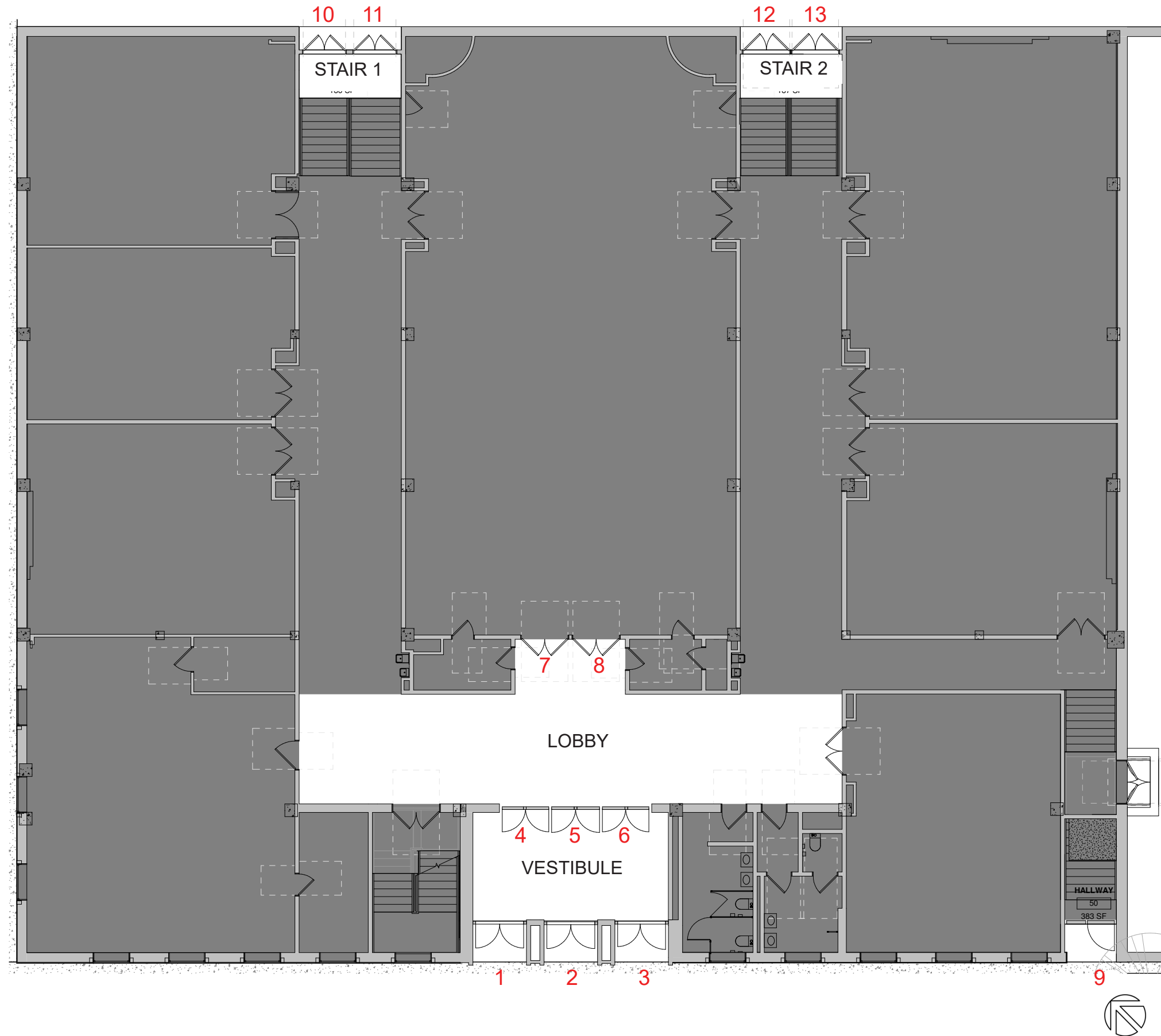
## INTERIOR AXIS

CENTRAL T-SHAPED AXIS HIGHLIGHTED





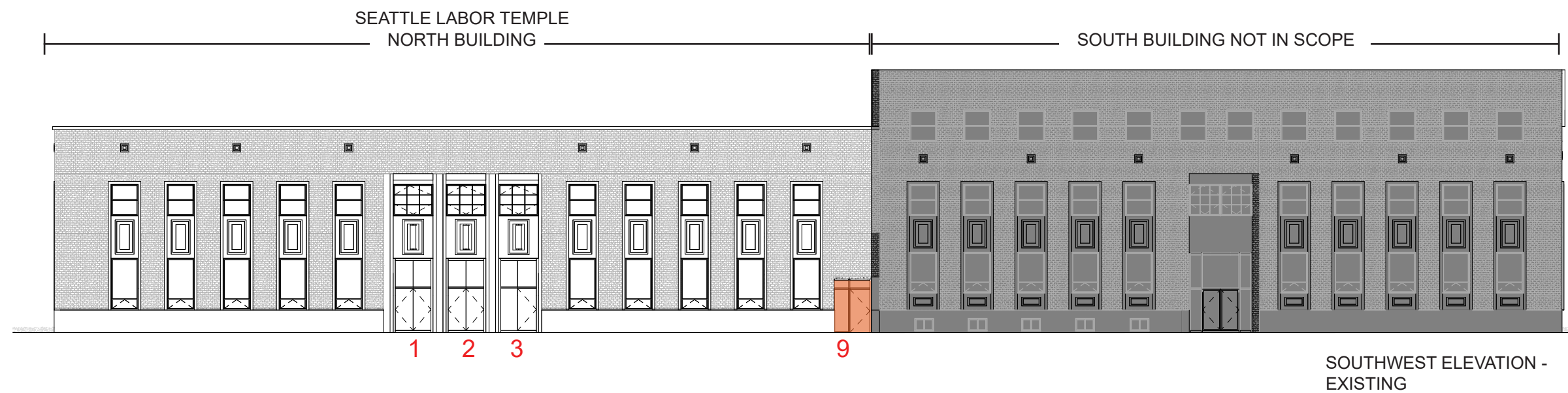
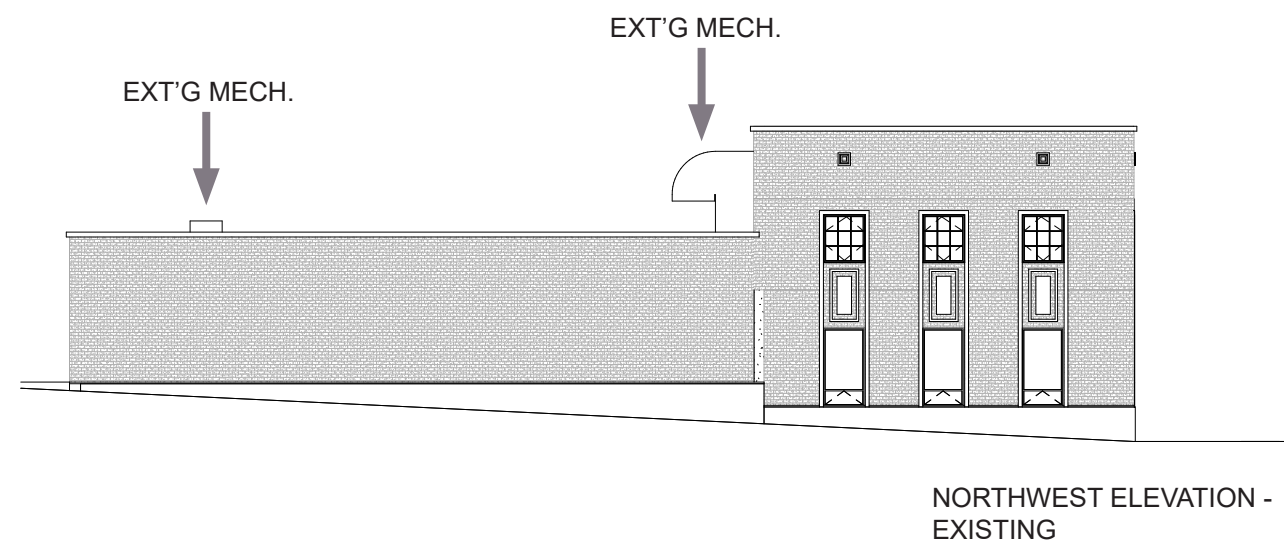
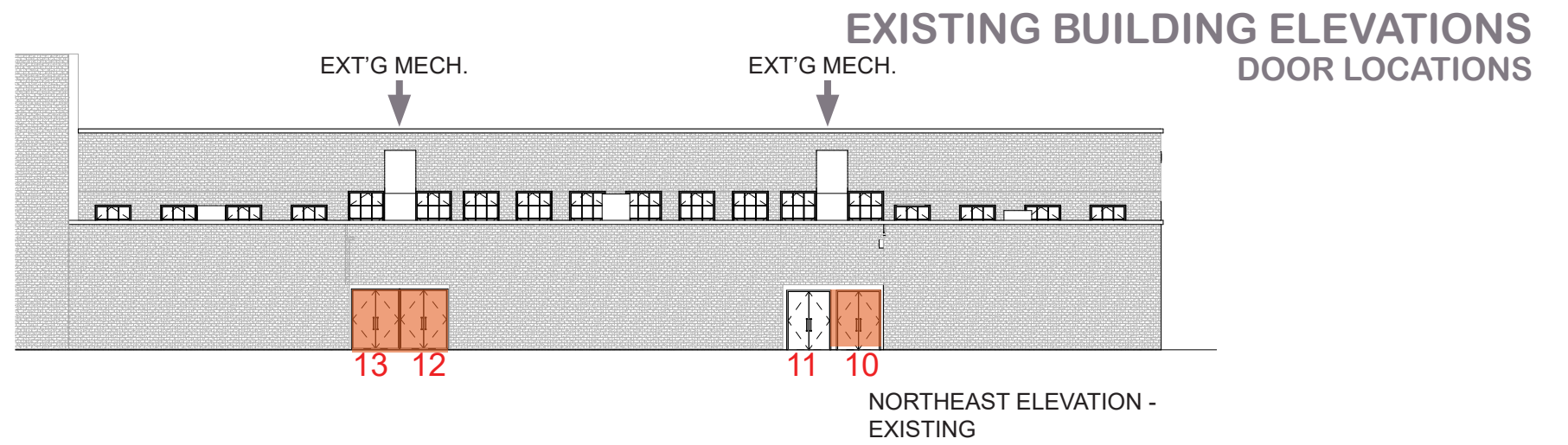
# EXISTING MAIN FLOOR PLAN DOOR LOCATIONS







EXISTING TO REMAIN CONDITIONS







1 2 3  
DOORS 1, 2 AND 3 TO REMAIN



4 5 6  
DOORS 4, 5 AND 6 TO REMAIN



7 8  
DOORS TO BE REMOVED



9  
DOOR TO BE REMOVED



11 10  
DOOR 10 TO BE REMOVED



13 12  
DOORS 13 & 12 TO BE REMOVED



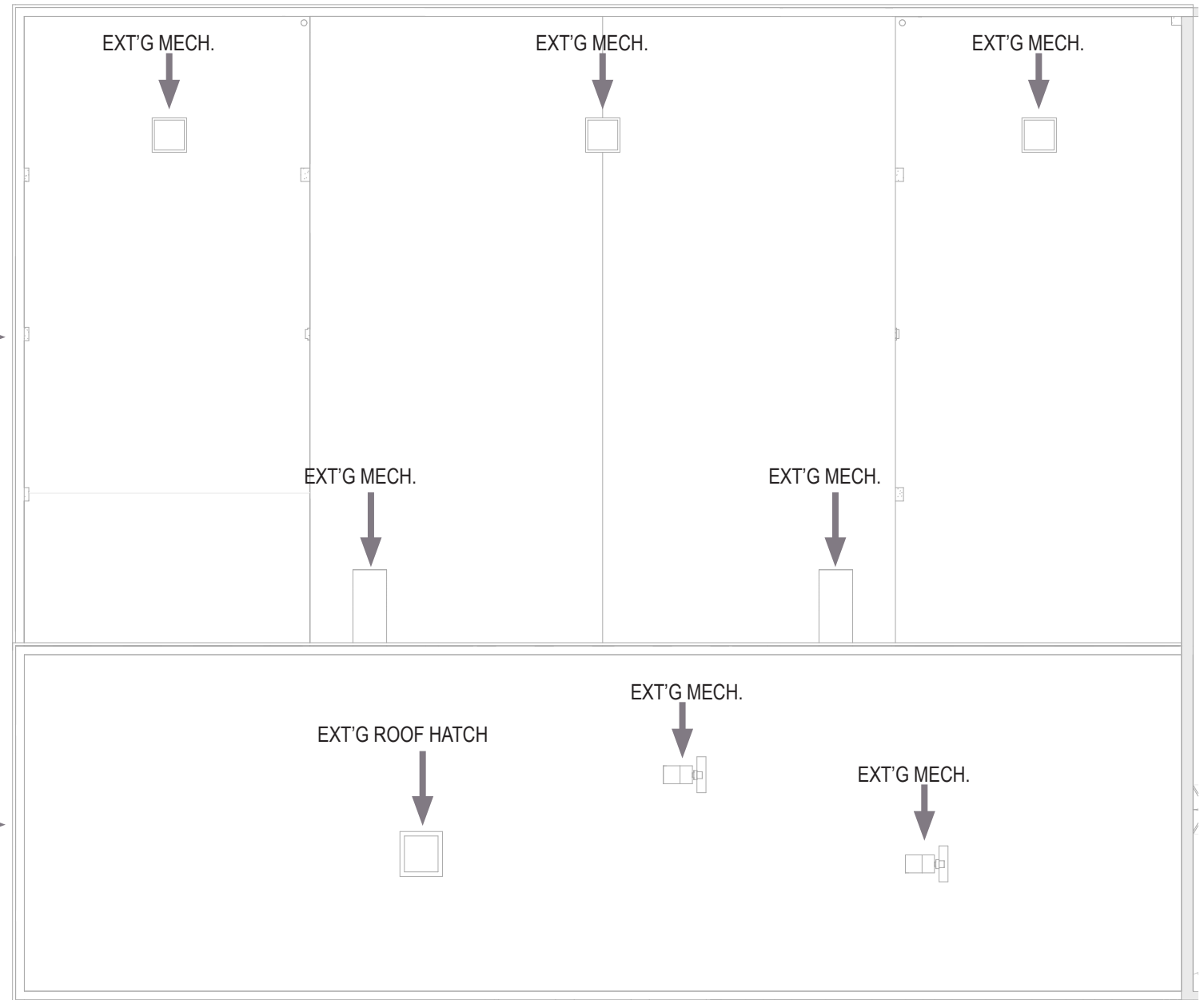


# EXISTING ROOF / MECHANICAL PLAN



EXT'G LOWER ROOF →

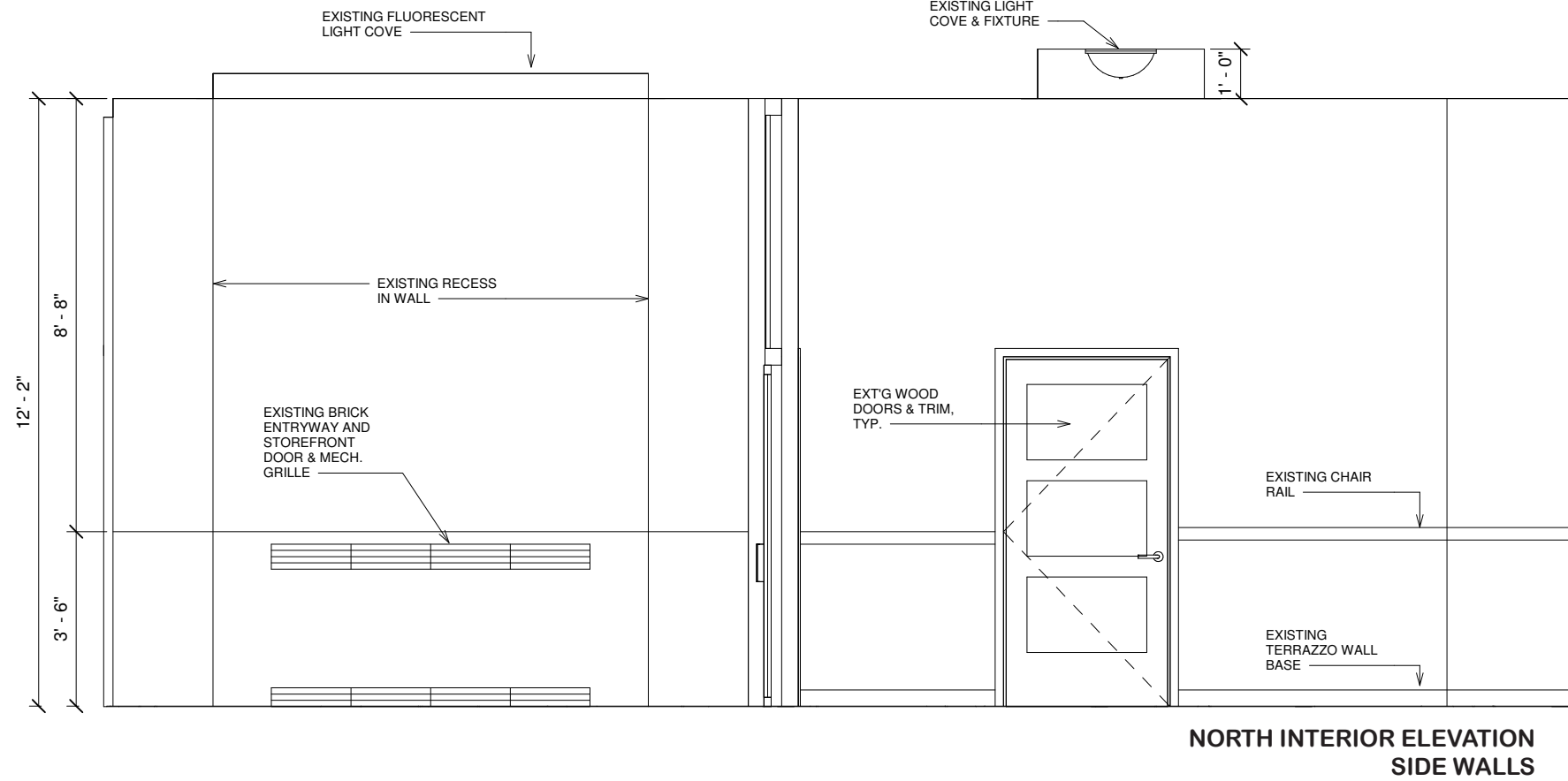
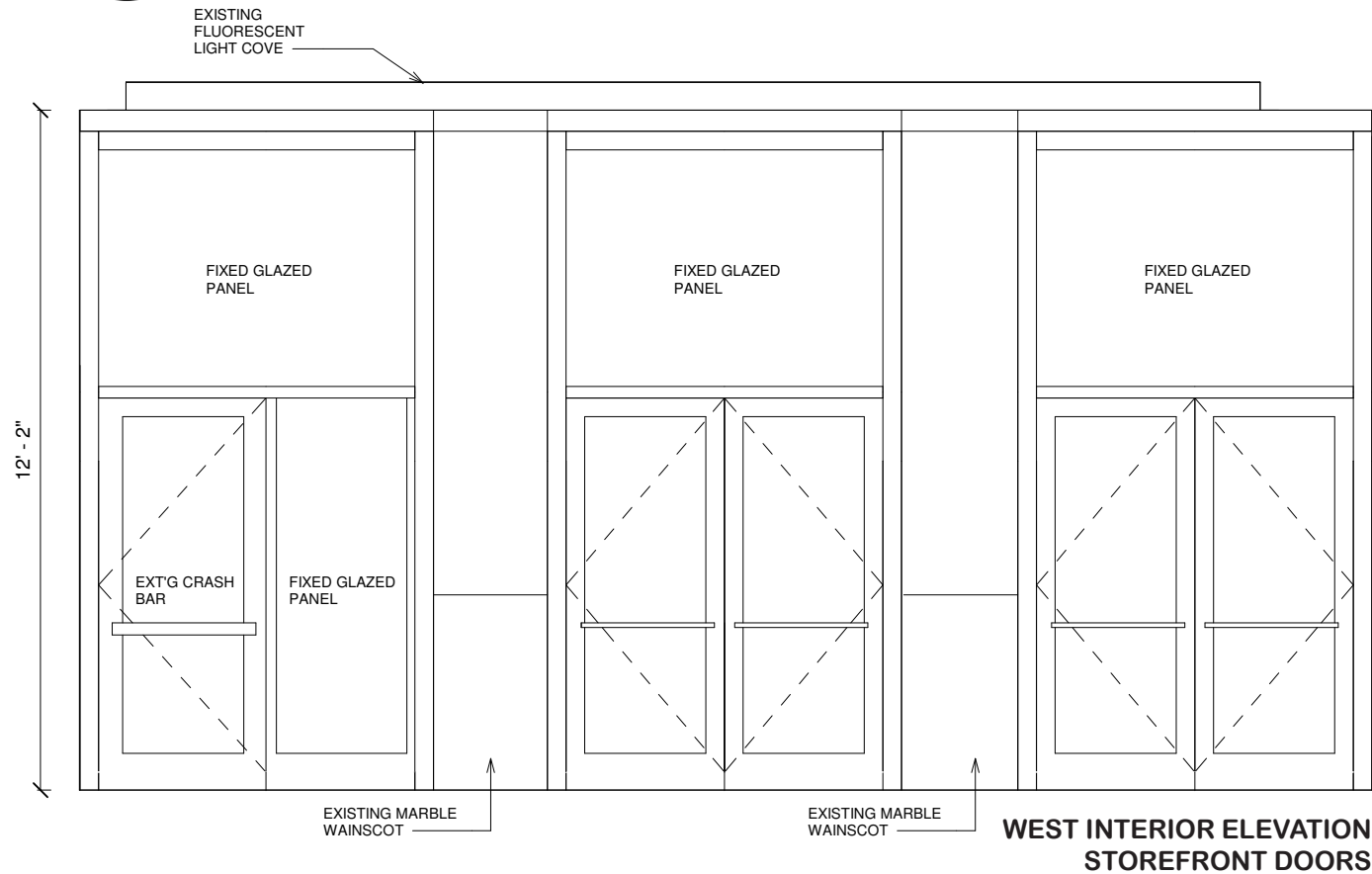
EXT'G UPPER ROOF →







## ENLARGED SECTION THROUGH VESTIBULE EXISTING FINISH MATERIALS



EXISTING MARBLE WAINSCOTING & MECH. GRILLE  
INSET ENTRY MATS



EXISTING MARBLE WAINSCOTING DETAIL



EXISTING TERRAZZO FLOOR







STOREFRONT DOORS



INTERIOR VESTIBULE DOORS



VESTIBULE SOUTH SIDE WALL



VESTIBULE NORTH SIDE WALL

**MAIN ENTRY DOORS:**  
EXISTING ALUMINUM STOREFRONT DOORS. SINGLE CRASH BAR EGRESS DOOR SHOWN ON LEFT DOOR IN THE IMAGE BELOW, WITH SIDE-LITE.

**INTERIOR VESTIBULE DOORS:**  
EXISTING WOOD GLAZED DOORS WITH BAY OF CLERESTORY WINDOWS ABOVE

**SIDE WALLS:**  
EXISTING PAINTED PLASTER WALLS WITH LOWER WAINSCOTING OF EXISTING MARBLE VENEER. THERE ARE EXISTING METAL VENTS IN THE MARBLE WAINSCOTING. MARBLE WALL BASE TO MATCH WAINSCOTING AT DOORS.

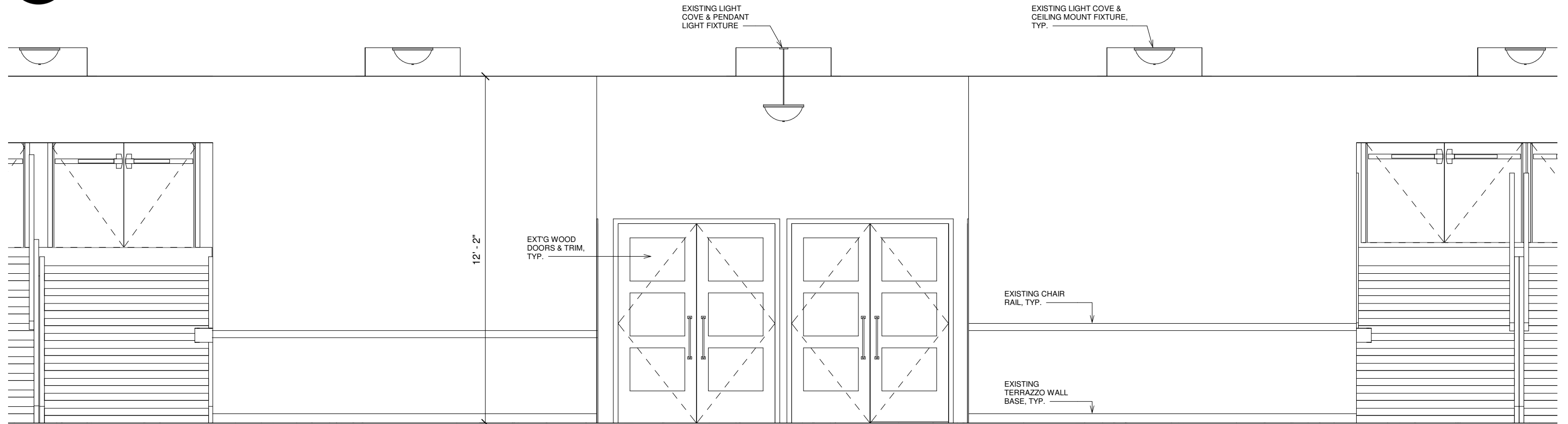
**CEILING & LIGHTING:**  
EXISTING PAINTED PLASTER CEILING WITH FLUORESCENT COVE LIGHTING.

**FLOOR:**  
EXISTING TERRAZZO AND INSET WALK-OFF





## ENLARGED SECTION THROUGH LOBBY EXISTING FINISH MATERIALS



EXISTING INTERIOR LOBBY- EAST ELEVATION

EXISTING PENDANT LIGHT AT CENTER OF LOBBY



EXISTING CEILING MOUNT FIXTURE IN RECESSED COFFER



EXISTING TERRAZZO FLOOR







## EXISTING LOBBY



ENTRY SOUTH CORRIDOR



ENTRY NORTH CORRIDOR



ENTRY VESTIBULE WEST CORRIDOR



DOORS TO CENTRAL MEETING ROOM

### INTERIOR WALLS:

NOTE, EXISTING INTERIOR WALLS ARE CONSTRUCTED WITH UN-REINFORCED MASONRY WALLS WHICH INHERENTLY DO NOT PERFORM WELL IN THE EVENT OF A SEISMIC EVENT. DUE TO THE CODE REQUIRED UPGRADES OF THE BUILDING CODE THE WALLS ARE PROPOSED TO BE REMOVED.

### INTERIOR LAYOUT:

MEETING ROOM DOOR CENTERED ON AXIS WITH VESTIBULE DOORS. TRANSVERSE OPEN CORRIDOR EXTENDING TO ADJACENT OFFICES AND MEETING ROOMS.

### INTERIOR VESTIBULE DOORS:

EXISTING WOOD GLAZED DOORS WITH BAY OF CLERESTORY WINDOWS ABOVE.

### SIDE WALLS:

PAINTED PLASTER WITH CHAIR RAIL PAINTED TO MATCH WALL COLOR.

### CEILING & LIGHTING:

EXISTING PAINTED PLASTER CEILING WITH (1) PENDANT AT CENTER OF LOBBY. (2) CEILING MOUNT FIXTURES IN RECESSED COFFERS FLANK EITHER SIDE OF THE PENDANT FOR A TOTAL OF 4.

### FLOOR:

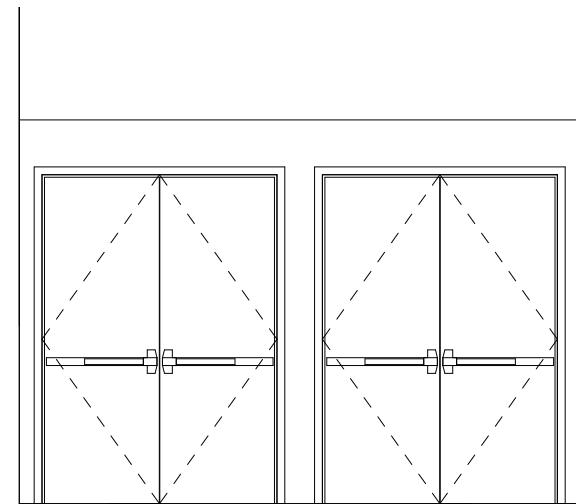
EXISTING TERRAZZO.



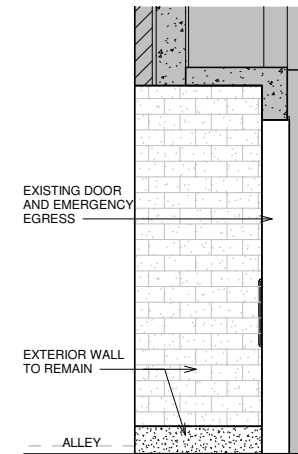


# ENLARGED SECTION THROUGH ALLEY STAIRS & SIDE ENTRY EXISTING CONDITIONS

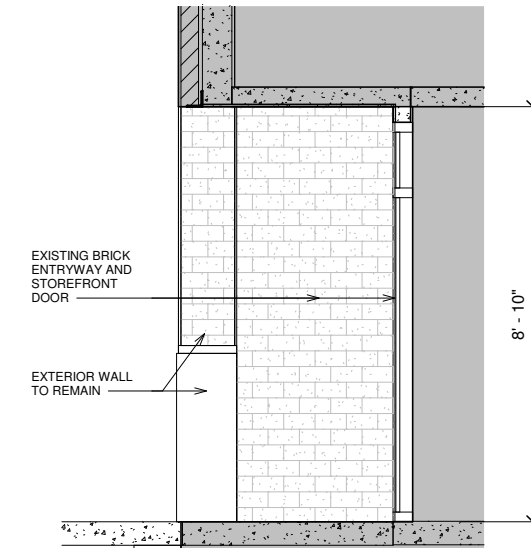
EXISTING (2) ALLEY STAIRS WELLS HAVE IDENTICAL INTERIOR



INT. ELEV. AT DOORS 10-13



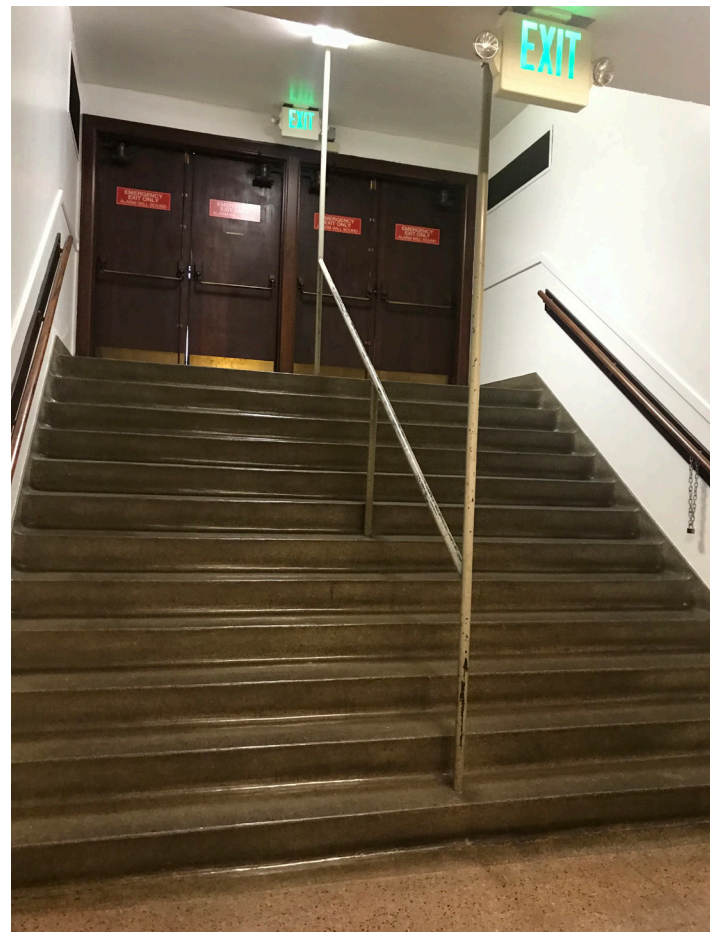
SECTION AT  
DOORS 10-13



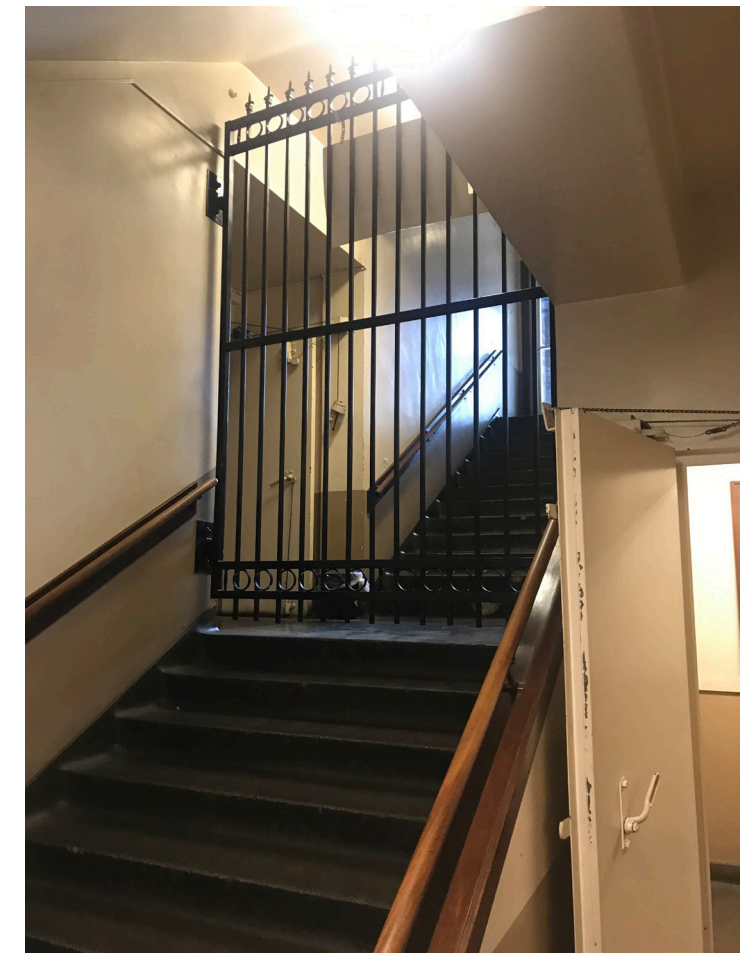
SECTION AT DOOR 9

EXISTING INTERIOR CONDITIONS AT DOORS 10-13

EXTERIOR CONDITIONS AT DOORS 10-13



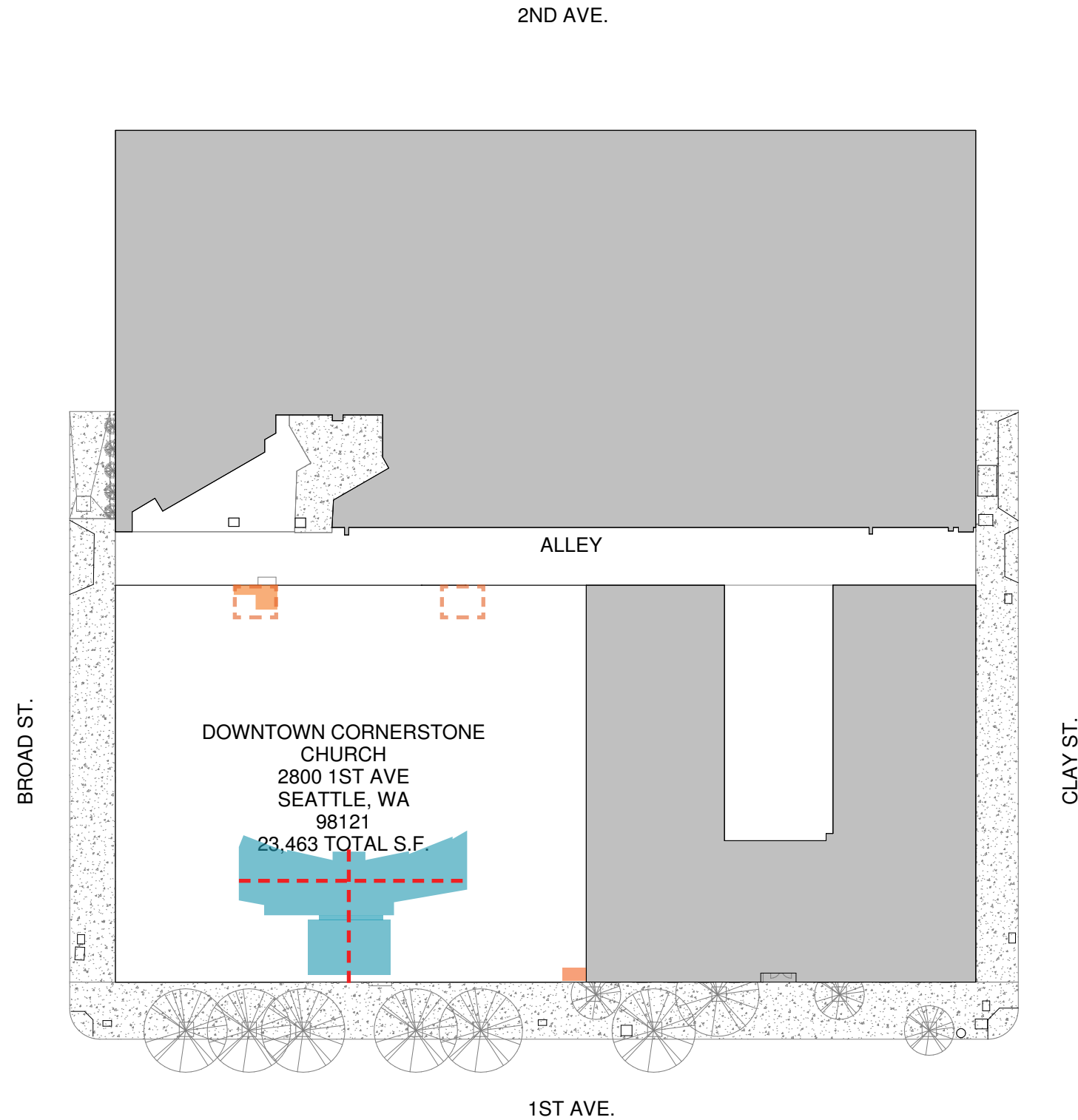
EXISTING INTERIOR CONDITIONS AT DOOR 9







# PROPOSED SITE PLAN MODIFICATIONS TO HISTORIC DESIGNATIONS



## EXTERIOR MODIFICATIONS

- LOCATIONS OF EXISTING EXTERIOR OPENINGS TO BE REMOVED.

## INTERIOR MODIFICATIONS

- PROPOSED LAYOUT MAINTAINS THE T-SHAPED VESTIBULE AND LOBBY WITH THE CORRIDOR.

## INTERIOR AXIS

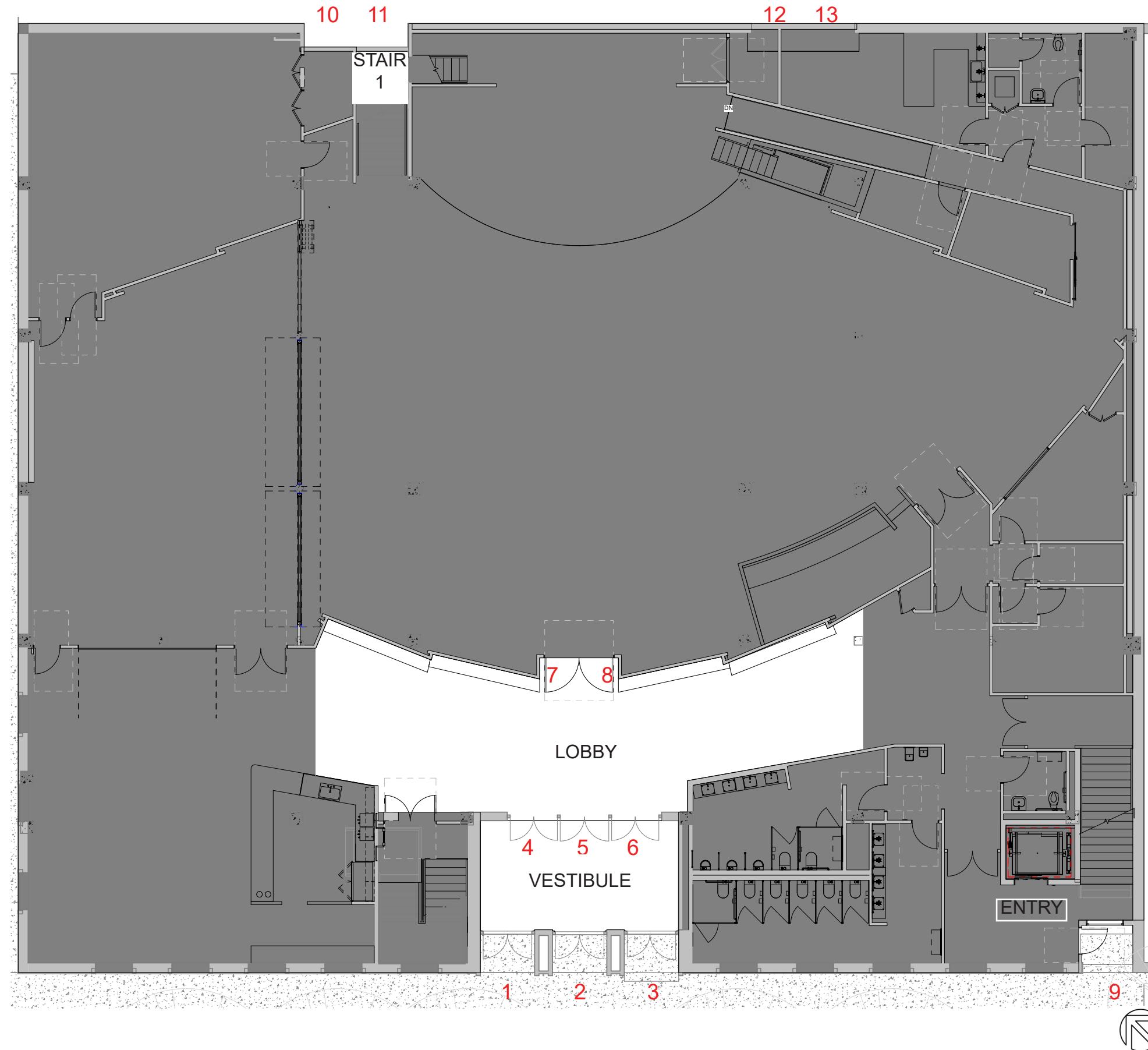
- CENTRAL T-SHAPED AXIS MAINTAINED







# PROPOSED MAIN FLOOR PLAN DOOR LOCATIONS

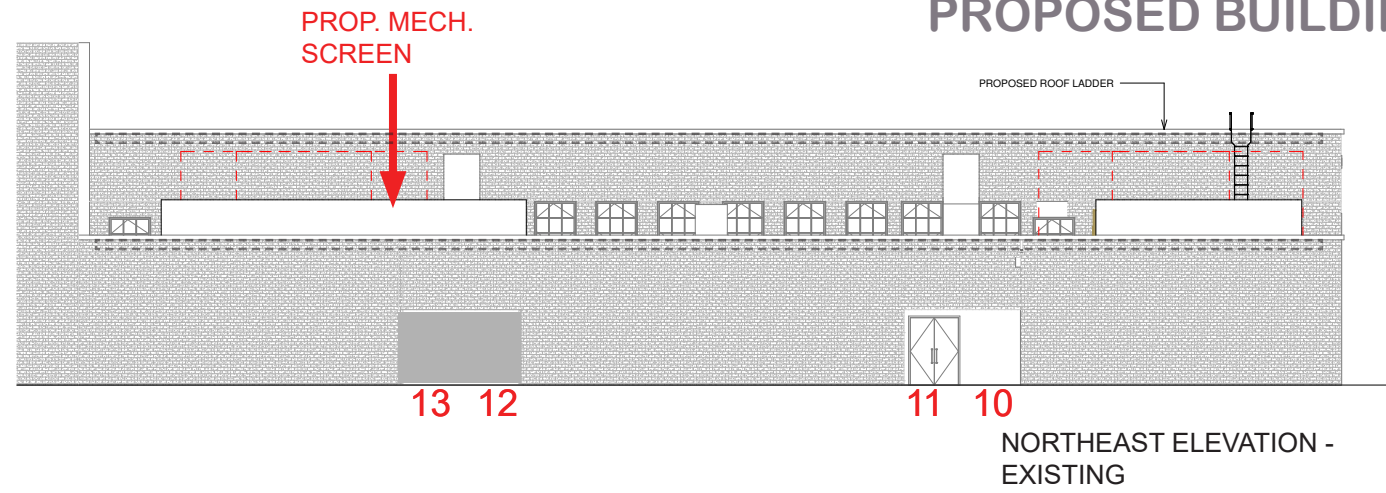




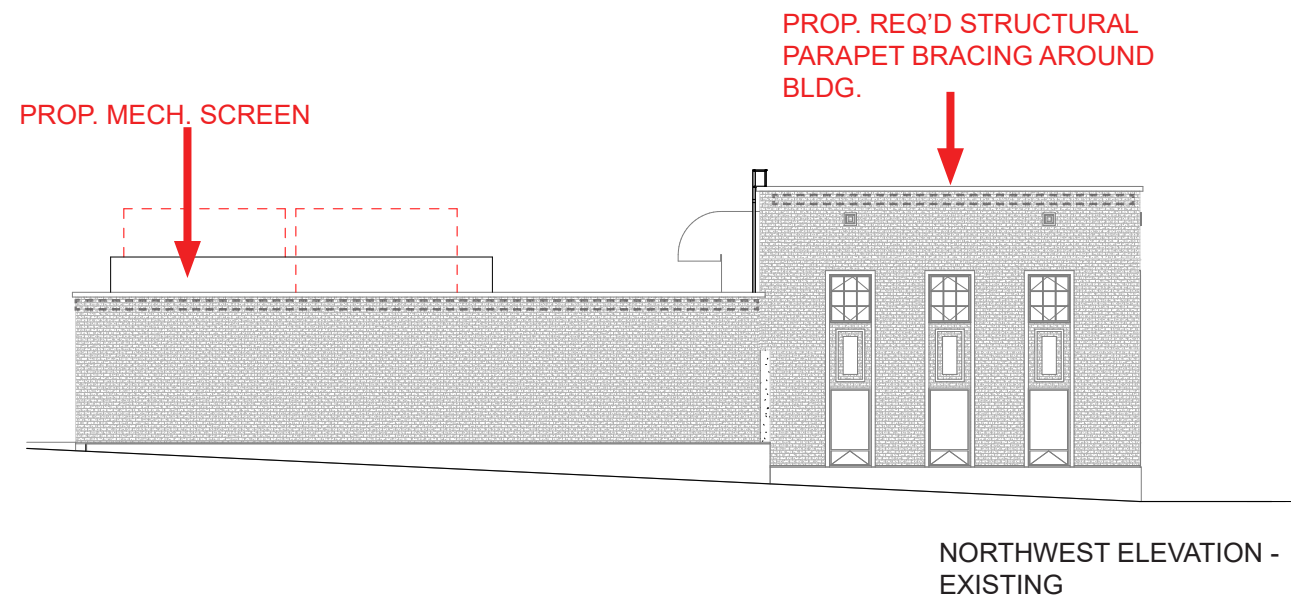


ALL EXISTING TO REMAIN, EXCEPT  
REPLACEMENT OF STOREFRONT DOORS.

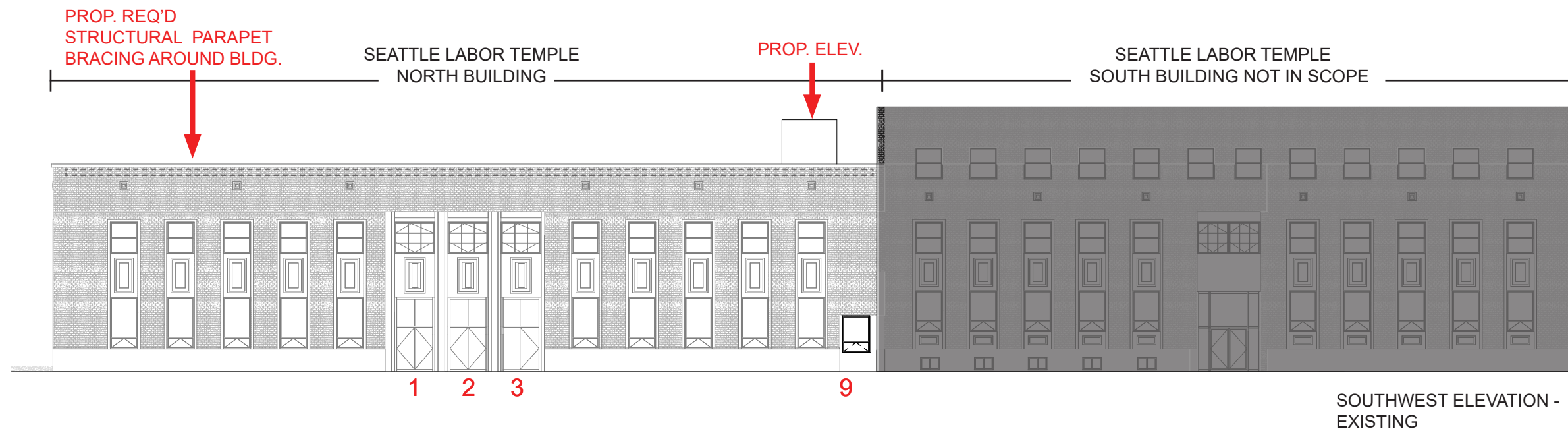
## PROPOSED BUILDING ELEVATIONS DOOR CONDITIONS



NORTHEAST ELEVATION -  
EXISTING



NORTHWEST ELEVATION -  
EXISTING



SOUTHWEST ELEVATION -  
EXISTING





PROPOSED MAIN FLOOR DOORS  
DOOR CONDITIONS

NEW STOREFRONT DOORS



1

2

3

EXISTING TO REMAIN



4

5

6

NEW DOOR & WIDTH OF OPENING



7

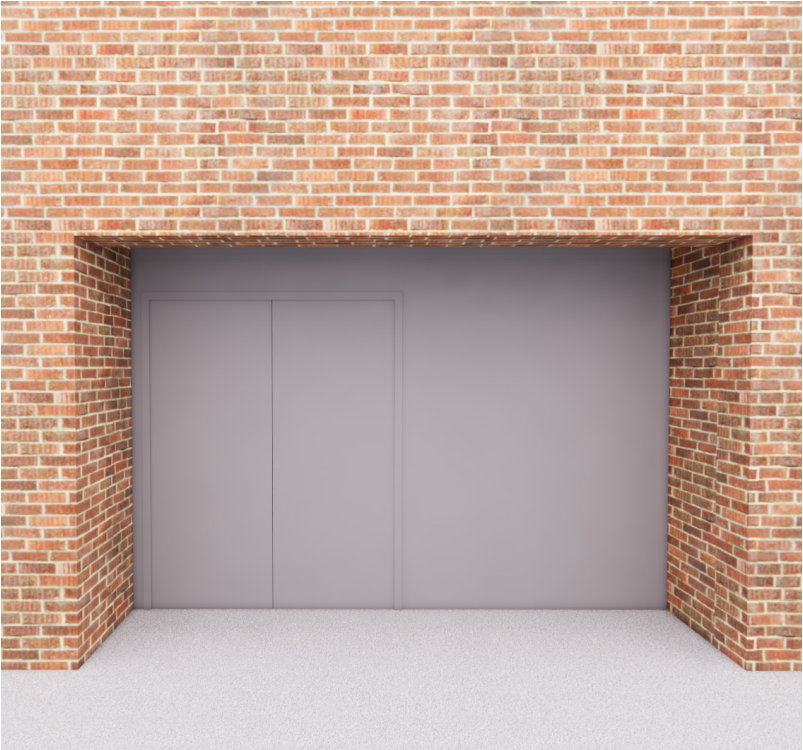
8

NEW STOREFRONT DOOR LOCATION



9

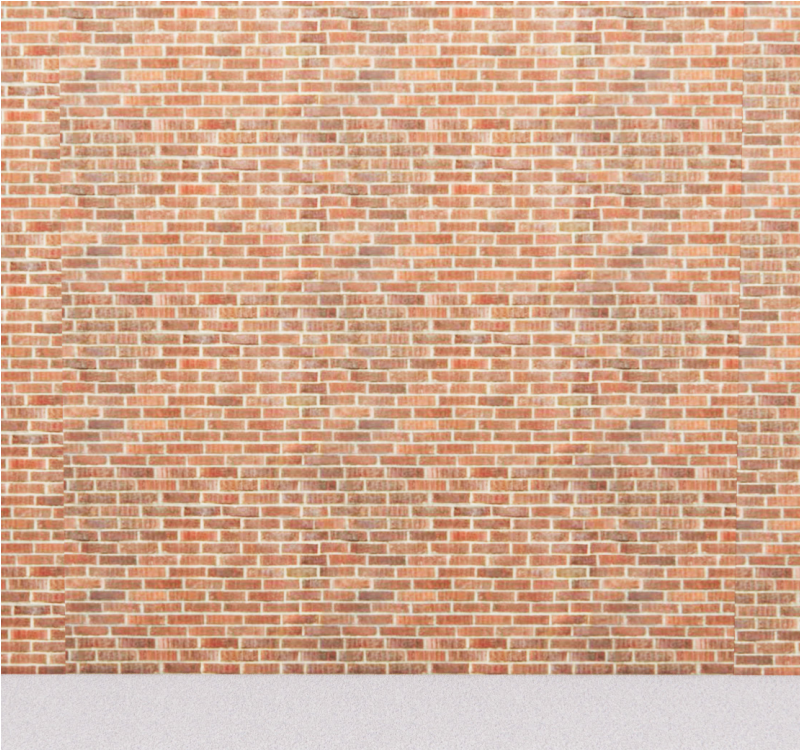
REVISED TO SINGLE EGRESS DOOR



11

10

BRICK TO INFILL EXISTING OPENING



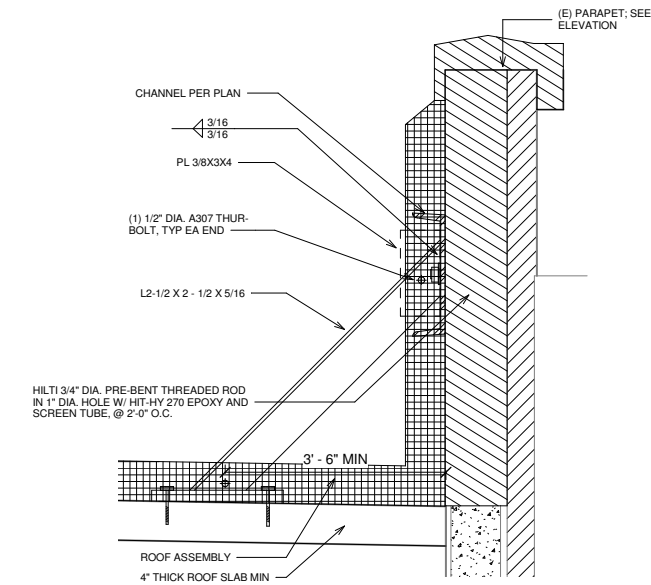
13

12



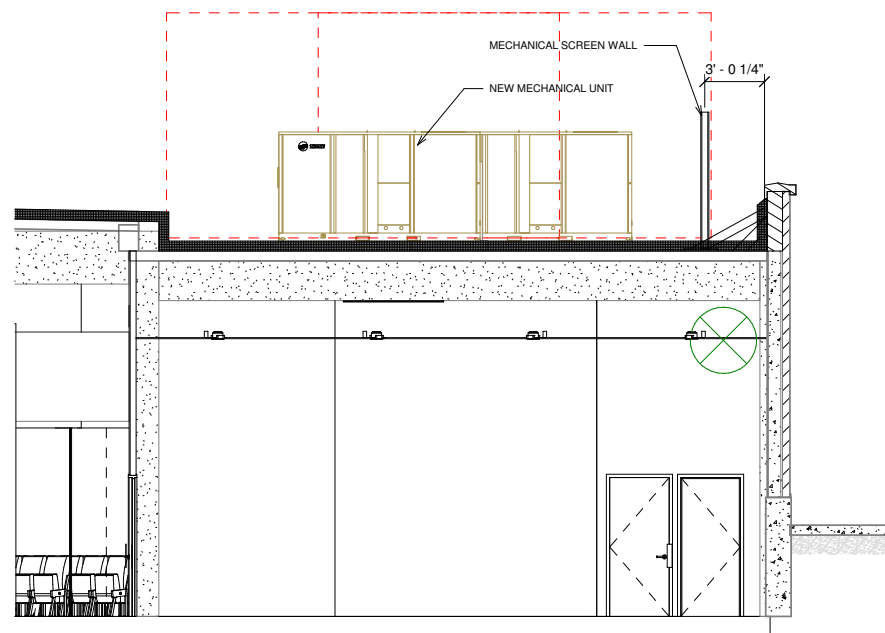


# PROPOSED ROOF / MECHANICAL PLAN

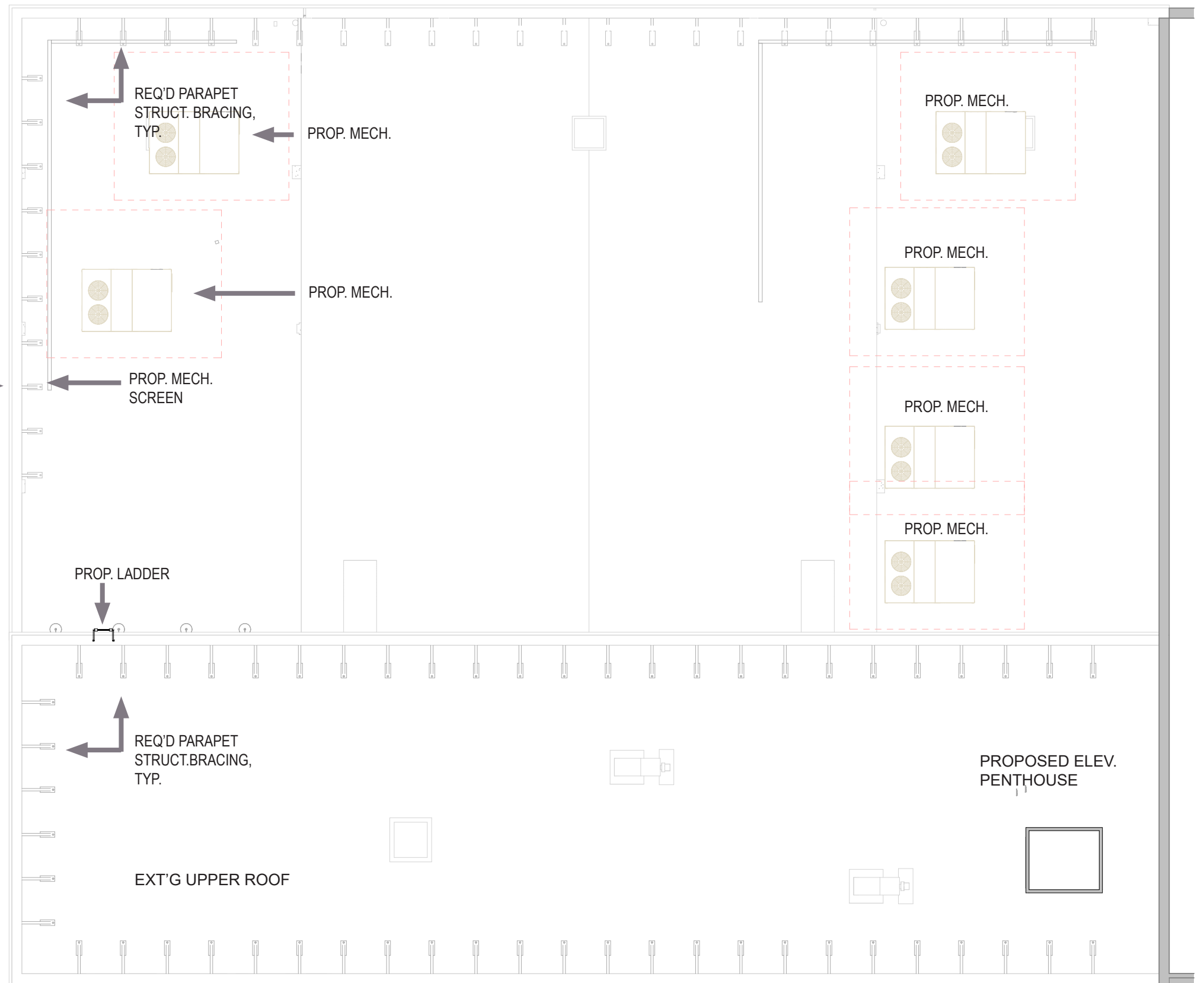


DETAIL OF PARAPET  
STRUCTURAL BRACING

EXT'G LOWER ROOF →



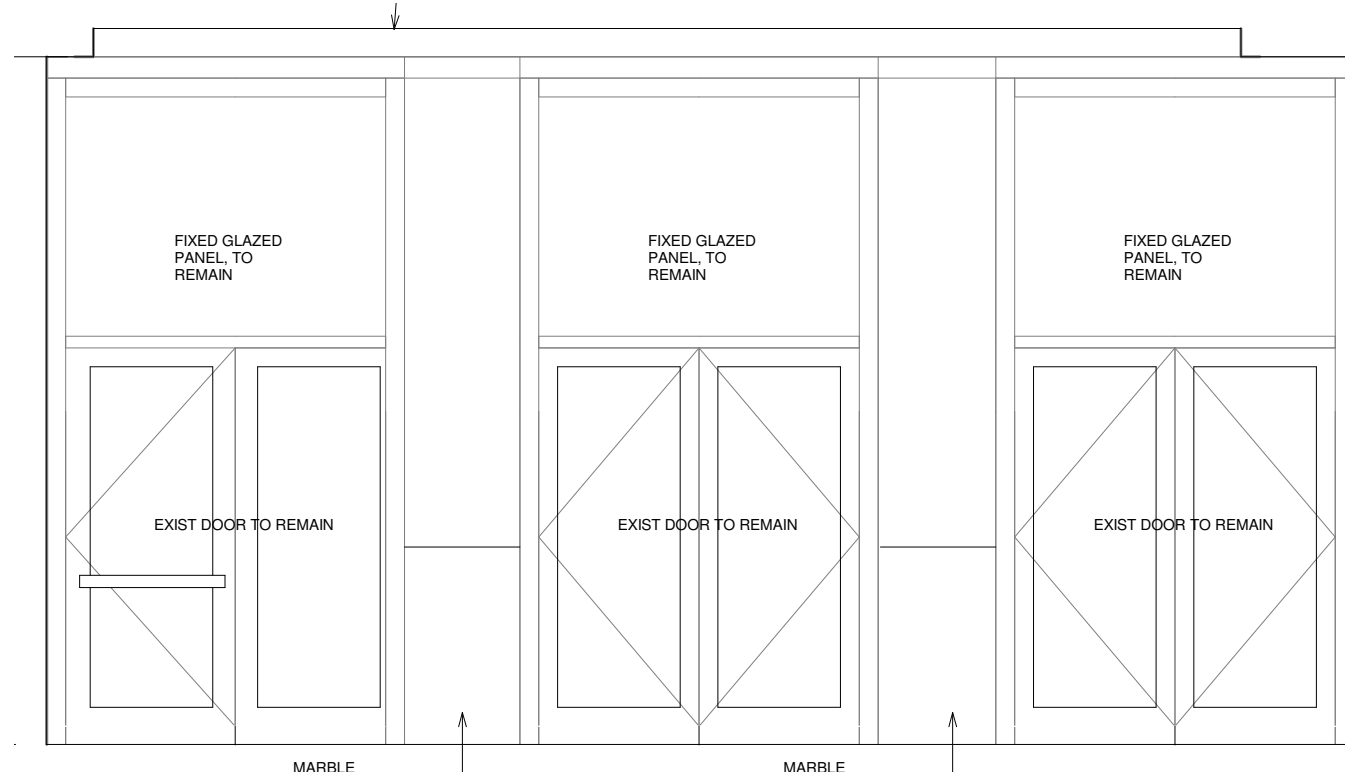
SECTION THROUGH ROOF  
PROP. MECH. & PARAPET BRACING



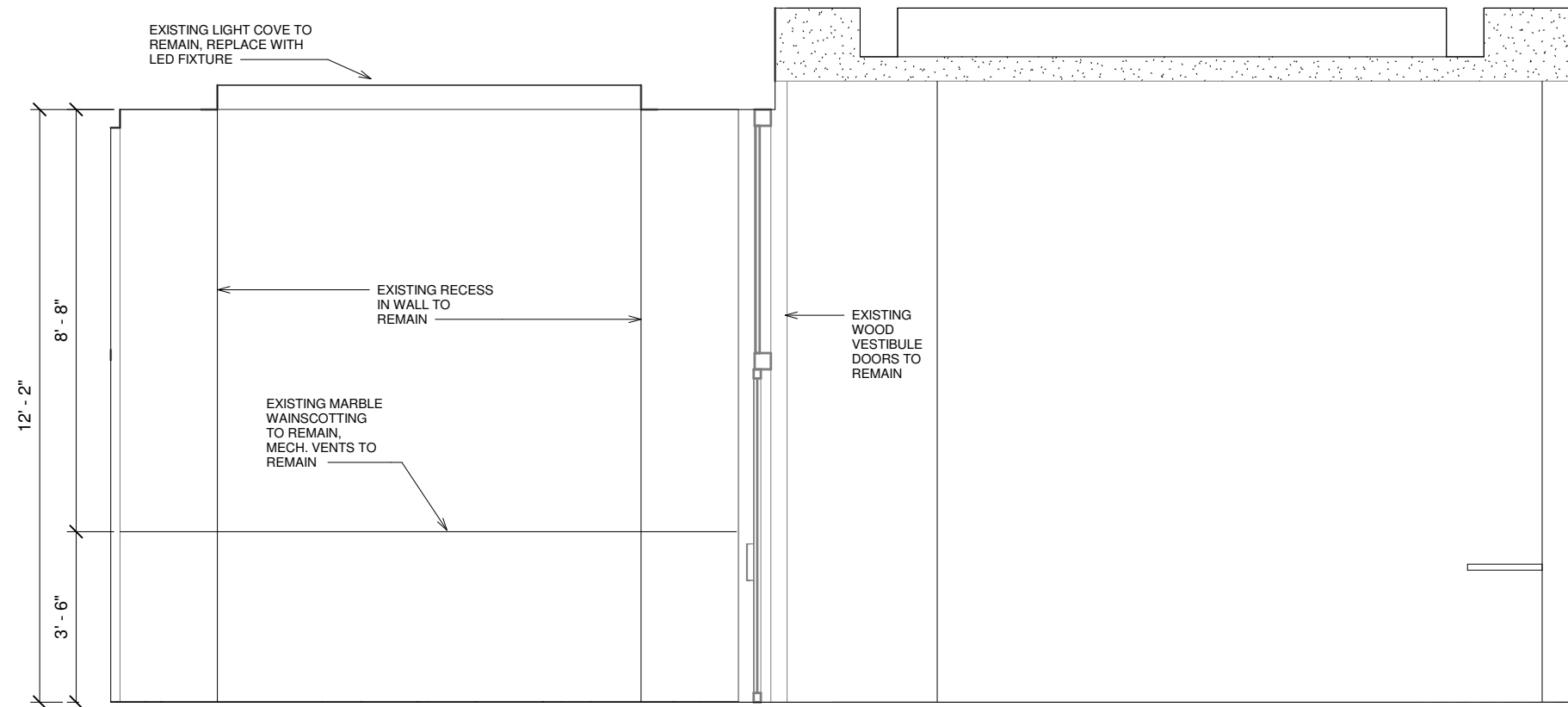




## ENLARGED SECTION THROUGH VESTIBULE PROPOSED FINISH MATERIALS

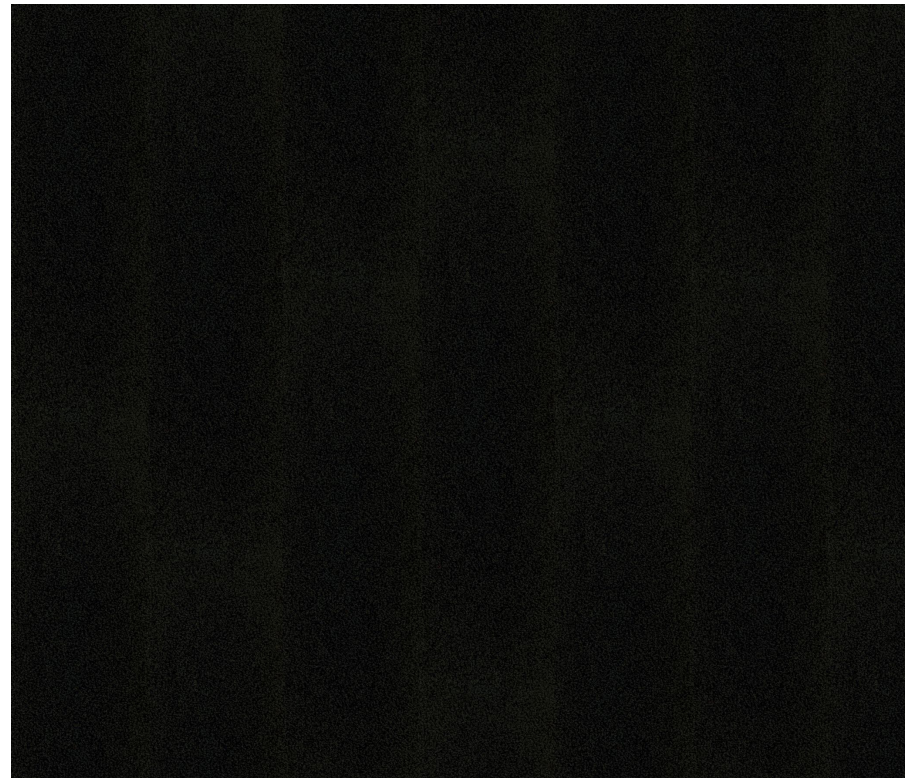


**WEST INTERIOR ELEVATION  
STOREFRONT DOORS**



**NORTH INTERIOR ELEVATION  
SIDE WALLS**

**PROPOSED WALK-OFF CARPET TILE**



**EXISTING MARBLE WAINSCOTING DETAIL**



**PROPOSED CEILING &  
WALL PAINT COLOR**







## PROPOSED VESTIBULE



INTERIOR VESTIBULE DOORS



VESTIBULE SOUTH SIDE WALL



STOREFRONT DOORS



VESTIBULE NORTH SIDE WALL

**MAIN ENTRY DOORS:**  
UPDATE STOREFRONT DOORS  
TO INCLUDE CRASH BARS ON (3)  
ENTRY DOORS

**INTERIOR VESTIBULE  
DOORS:**  
EXISTING WOOD GLAZED DOORS  
WITH BAY OF CLERESTORY  
WINDOWS ABOVE, TO REMAIN.

**SIDE WALLS:**  
REPLACE (E) MARBLE  
WAINSCOTING TO MATCH  
AESTHETIC OF PROPOSED  
INTERIORS. REPLACE WALL BASE  
WITH NEW MARBLE TO MATCH  
WAINSCOTING

**CEILING & LIGHTING:**  
REPLACE (E) FLUORESCENT COVE  
LIGHTING WITH LED COVE LIGHTING

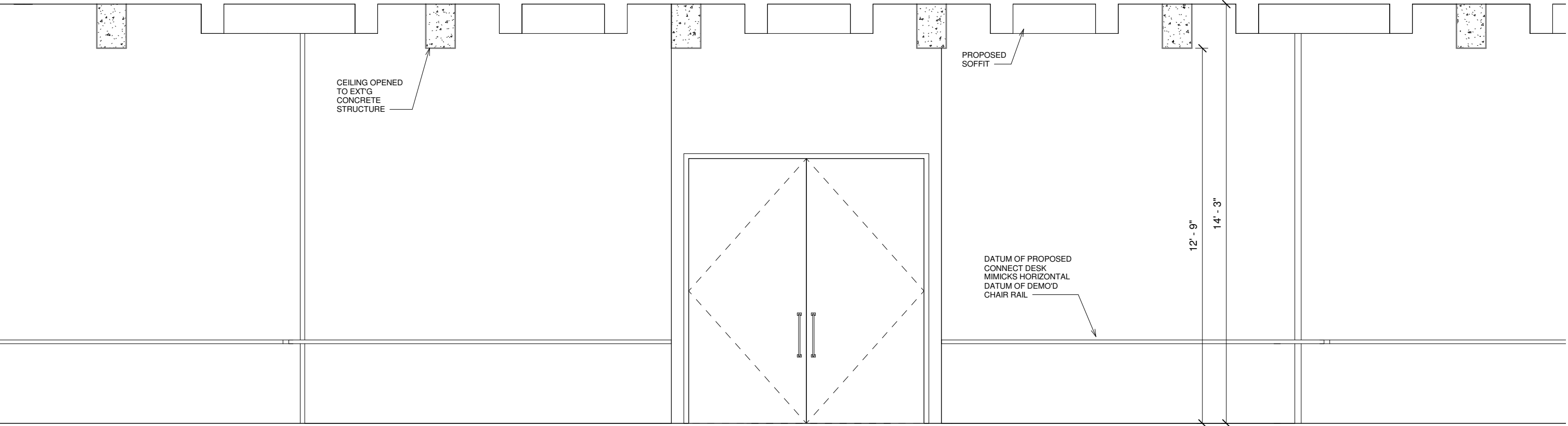
ADD (3) PENDANT LIGHTS

**FLOOR:**  
INSTALL NEW WALK-OFF CARPET  
TILE





ENLARGED SECTION THROUGH LOBBY  
PROPOSED CONDITIONS



PROPOSED INTERIOR LOBBY- EAST ELEVATION

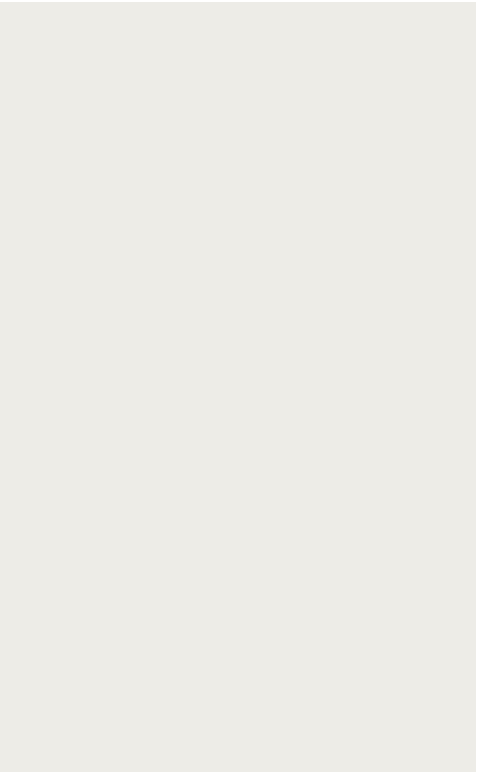
PROPOSED CARPET TILE    PROPOSED WOOD ACCENTS



PROPOSED COFFERED CEILING



PROPOSED CEILING & WALL PAINT COLORS







## RENDERINGS OF LOBBY PROPOSED CONDITIONS



INTERIOR LOBBY ON AXIS WITH MAIN AUDITORIUM DOORS



PROPOSED LOBBY LOOKING NORTH



PROPOSED ENTRY LOBBY LOOKING SOUTH

**INTERIOR LAYOUT:**  
MAINTAINED EXISTING LAYOUT WITH NEW AUDITORIUM DOOR ON AXIS WITH VESTIBULE DOORS. EXISTING TRANSVERSE OPEN CORRIDOR MAINTAINED TO ADJACENT ROOMS.

**INTERIOR VESTIBULE DOORS:**  
EXISTING WOOD GLAZED DOORS WITH BAY OF CLERESTORY WINDOWS ABOVE, TO REMAIN.

**SIDE WALLS:**  
PAINTED GYPSUM BOARD WITH WOOD ACCENTS.

**CEILING & LIGHTING:**  
EXISTING CEILING DEMO'D AND OPENED TO STRUCTURE. NEW COFFERS TO HIGHLIGHT PERIOD PENDANT LIGHTS. RECESSED CEILING LIGHTS FOR GENERAL AMBIENT LIGHTING. ACCENT WALL SCONCES.

**FLOOR:**  
INSTALL NEW CARPET TILE